

SUBDIVISION & LAND DEVELOPMENT APPLICATION

- o Major/Minor Subdivision (16 copies)
- o Land Development (16 copies)
- o Revised Plans (12 copies)
- o Land Development Waiver (12 copies)
- o Lot Line Change (12 copies)
- o Sketch Plan (12 copies)

- o Stormwater Management Study (3 Copies)
- o Traffic Study (3 Copies)
- o Digital Copy (Commercial)

Number: _____
Zoning District: _____
Tax Parcel No.: _____

Date: _____
Deadline: _____

Plan Name: _____
Plan Date: _____
County Deed Book: _____
Page No.: _____

Site Location: _____

Applicant Name & Address

Agent or Attorney

Phone: _____ Email: _____

Phone: _____ Email: _____

Owner on Record

Engineer or Surveyor

Phone: _____ Email: _____

Phone: _____ Email: _____

Brief narrative description of project: _____

Print Name/Address (The undersigned verifies that he/she is responsible for all costs related to the above project)

Filing Fee: _____

Escrow: _____

Signature _____ Date _____

Notice to Applicant: No application shall be accepted unless the plans have been prepared by a Registered Engineer or Surveyor and all required fees and escrow deposit amounts have been paid to the Township.

Applicant submits application and plans directly to County Planning Commission and County Conservation District. Applicant provides copy of County applications with Township application. Application fees and escrows must be paid in accordance with Resolution #11-12R and Consultant Escrow Fee Agreement must be signed.

List below copies of materials or documents submitted directly by the applicant to agencies and officials other than the Township for review in connection with this application. All submittals to Bucks County agencies must include each agency's application, with a copy to the Township.

Document

Agency

The undersigned represents that, to the best of my/our knowledge, all of the above statements are true, correct and complete. I/We hereby authorize members of Township boards, commissions, and staff to enter the lands proposed for subdivision or land development for site inspections, if necessary. Further, I/we and my/our successors in this application agree to reimburse the Township of Middletown for such fees and expenses as said Township may incur for engineering and legal services in reviewing and advising the Board of Supervisors with respect to this application.

Print Name/Address

Signature

Date

Notice to applicant: No application shall be accepted unless the plans have been prepared by a Registered Engineer or Surveyor and all required fees and escrow deposit amounts have been paid to the Township.

WAIVER OF TIME LIMIT FOR TOWNSHIP ACTION ON
PRELIMINARY PLAN

The Pennsylvania Municipalities Planning Code requires that the municipality make and communicate its decisions on applications for approval of preliminary and final subdivision plans within ninety (90) days following the date of the regular meeting of the Planning Commission following the date the application is complete and accepted for filing, provided that, should the said next regular meeting occur more than 30 days following the filing of the application, the said 90 day period shall be measured from the 30th day following the day the application is complete and accepted for filing. From time to time, circumstances arise which prevent the municipality from giving full consideration to an application within the specified time limits. Those circumstances have arisen in this case due to inadequate information presented to the Township or for other reasons beyond the control of the Township. It is therefore requested that this waiver of time limit be executed.

THE APPLICANT IS ADVISED THAT THIS WAIVER NEED NOT BE SIGNED AND THE TOWNSHIP WILL HAVE TO ACT ON THE APPLICATION BY EITHER APPROVING OR DISAPPROVING THE APPLICATION WITHIN THE SPECIFIED TIME LIMITS.

The signing of this document signifies a knowing and willing waiver by the applicant.

I/We acknowledge and agree to extend the ninety (90) day time limitation for an additional ninety (90) days to be computed from the date of the signing of this document.

Applicant

WAIVER OF TIME LIMIT FOR TOWNSHIP ACTION
ON FINAL PLAN

The Pennsylvania Municipalities Planning Code requires that the municipality make and communicate its decisions on applications for approval of preliminary and final subdivision plans within ninety (90) days following the date of the regular meeting of the Planning Commission following the date the application is complete and accepted for filing, provided that, should the said next regular meeting occur more than 30 days following the filing of the application, the said 90 day period shall be measured from the 30th day following the day the application is complete and accepted for filing. From time to time, circumstances arise which prevent the municipality from giving full consideration to an application within the specified time limits. Those circumstances have arisen in this case due to inadequate information presented to the Township or for other reasons beyond the control of the Township. It is therefore requested that this waiver of time limit be executed.

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The signing of this document signifies a knowing and willing waiver by the applicant.

I/We acknowledge and agree to extend the ninety (90) day time limitation for an additional ninety (90) days to be computed from the date of the signing of this document.

Applicant

Consultant Escrow Fee Agreement

Name of Subdivision/Land Development _____

Location of Subdivision/Land Development _____

I, _____ hereby agree and acknowledge that as owner/developer I will be responsible for any fees incurred when plans are reviewed by the Middletown Township consultants, including but not limited to the following: Township Solicitor, Engineer, landscape, Architect, Traffic Engineer, Street Light Consultant, Land Planner, Middletown Township Planning Commission, the Board of Supervisors of Middletown Township, or any other body as may be required by law in accordance with the Middletown Township fee schedule as amended.

I hereby submit initial fee escrow monies in the following amount and understand that additional funds may be needed for further consultant reviews.

\$ _____

Signature _____ Date _____

Address _____

Phone # _____

Accepted by _____ Date _____
Middletown Township Staff

****NOTE:** The person signing this agreement will be the individual directly accountable for payment of the subject fees. Accordingly, if it is desired to assign this responsibility to another party of firm, said property or the appropriate officer of said firm must execute this document.



BUCKS COUNTY CONSERVATION DISTRICT

1456 FERRY ROAD, SUITE 704
DOYLESTOWN, PA 18901-5550
P (215)345-7577 F (215)345-7584

In Pursuit of Environmental Excellence

APPLICATION FOR CHAPTER 102 and/or NPDES REVIEW INFORMATION FORM

This form must be completed and submitted along with the required plans and fees for first time E&S reviews and resubmissions. Please see page 2 for instructions regarding the number of copies required for various submissions.

Application Type:

Plan Date OR Most Recent Revision Date: _____ NEW PLAN RESUBMISSION CORRECTIVE ACTION PLAN
 ADMINISTRATIVE INCOMPLETE (\$250.00 FEE) NPDES MINOR AMENDMENT (\$250.00 FEE)

Project Municipality _____ Project Name _____

Tax Parcel Number _____ Project Address _____

*TOTAL ACREAGE _____ ACRES TO BE DISTURBED _____ #Lots _____ #Units _____

Watershed _____ Receiving Stream _____ Stream Classification _____

APPLICANT INFORMATION

Applicant Name: _____

Applicant Company: _____

Address: _____

City/State/Zip: _____

Phone: _____ Ext: _____

Email: _____

PLAN PREPARER

Designer Name: _____

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____ Ext: _____

Email: _____

Submitted By: Engineering Firm/Plan Designer Contractor Landowner Municipality

E&S Fee Exemptions and Exceptions: County Agencies Volunteer Fire Stations/ Ambulance Services Co-op Farmer, # _____

Municipalities/ Public Schools (1/2 fee) Other: _____

** FEE SCHEDULE FOR E&S REVIEWS (BASED ON DISTURBED ACRES ONLY) **

INCLUDED WITH SUBMISSION ARE: PLANS/NARRATIVES FEE(S) NPDES/E&S PERMIT APPLICATION

SINGLE FAMILY HOME (1 RESIDENCE) WITH UNDER 1 ACRE OF DISTURBANCE = \$200.00

ALL OTHER EARTH DISTURBANCE:

.02296 to 0.99 acres = \$650.00

1.0 to 1.99 acres = \$1,350.00

2.0 to 4.99 acres = \$2,000.00

5.0 to 9.99 acres = \$3,000.00

10.0 to 19.99 acres = \$5,000.00

20+ acres = \$6,000.00 +

Additional \$100.00 per acre for each acre over 20

(Fractions of an acre are rounded up to the next whole acre.)

TIMBER HARVEST

0.0-24.99 ACRES = \$200.00; ≥25.0 ACRES = E&S PERMIT

E&S PERMIT

≥25.0 ACRES = \$650 (PLUS FEES ASSOCIATED WITH NPDES INDIVIDUAL PERMIT, SEE PAGE 2, "NPDES INFORMATION")

SMALL POND WORK E&S FEE = \$200.00 (MAY REQUIRE NPDES PERMIT, SEE PAGE 2, "NPDES INFORMATION")

****FOR PROJECTS WITH EARTH DISTURBANCE OF ONE (1) ACRE OR MORE IT IS REQUIRED THAT AN NPDES APPLICATION (NOI) BE SENT WITH THE E&S SUBMISSION.**

****PLEASE READ PAGE 2 OF THIS APPLICATION UNDER "EXEMPTIONS AND EXCEPTIONS"**

PLEASE SUBMIT FOLDED PLANS TO THE DISTRICT. **ROLLED PLANS WILL NOT BE ACCEPTED.**

BCCD USE ONLY BEYOND THIS POINT

ENTRY # _____

DATE SENT BACK _____

E&S FEE REC'D \$ _____ CHECK# _____

DEP CWF FEE \$ _____ CHECK# _____

EXPEDITED FEE \$ _____ CHECK# _____

CAP/ADMIN/MA FEE \$ _____ CHECK# _____

NPDES FEE \$ _____ CHECK# _____

NPDES # ASSIGNED _____

STANDARD INFORMATION:

Incomplete E&S applications will not be accepted.

BCCD DOES NOT ACCEPT CASH OR CREDIT CARDS.

E&S reviews are processed in the order they are received. The District is required to complete its review within 30 days.

The BCCD Office DOES NOT process Chapter 105 General Permits 1 – 9 & 15. They must be submitted to the Southeast Regional DEP Office, 2 East Main Street, Norristown, PA 19401. 484-250-5900. Please refer to the DEP website (www.dep.state.pa.us) for any further information.

If a meeting with the BCCD is needed, PLEASE CALL AHEAD TO SCHEDULE AN APPOINTMENT.

E&S Review letters are sent to the Landowner, appropriate Municipal government, Bucks County Planning Commission, and Engineer / Plan Designer. **PLEASE NOTE:** If copies of review letters are needed by any other entities please attach names and addresses.

Failure to begin earth moving within 2 years from date of BCCD's Adequate E&S Review Letter will require a resubmission and will be subject to a full E&S fee.

E&S FEE EXEMPTIONS AND EXCEPTIONS:

County agencies, volunteer fire stations, volunteer ambulance services, and conservation co-operator farms are exempt from fees. Municipalities and Public Schools please submit One half (1/2) of the fee listed under "ALL OTHER EARTH DISTURBANCE" fee schedule.

FEES ARE REQUIRED FOR ALL OTHER SUBMISSIONS.
THERE ARE NO EXEMPTIONS FROM EXPEDITED REVIEW FEES.

E&S submissions and resubmissions require one (1) plan set, one (1) General Information Form, and appropriate fee. MAKE CHECKS PAYABLE TO "BUCKS COUNTY CONSERVATION DISTRICT" OR "BCCD."

Withdrawal of a submission prior to a response from the BCCD is subject to a fee of either fifteen percent (15%) of the current fee or \$150.00, whichever is less. Plans withdrawn for any reason will require a full fee when resubmitted.

RESUBMISSION GUIDELINES:

All resubmissions are required to submit an APPLICATION FOR CHAPTER 102 and/or NPDES REVIEW INFORMATION FORM and associated fee. Any submission involving a Major Revision from a previously reviewed plan shall be required to submit the FULL E&S Fee. A MAJOR change or revision on a plan may include, but is not limited to: a change in use, lot layout, street layout, grading changes, or basin revisions. If you have any questions, please call the BCCD office.

A Fee of 50% of the CURRENT FEE or \$1000.00, whichever is less, will be charged for each resubmission without major changes.

New revision dates noted on the plans require a resubmission to BCCD, including an application form and resubmission fee. A new review letter is required with corresponding plan dates.

NPDES PERMIT INFORMATION:

A separate federally mandated NPDES Permit is needed if proposed earth disturbance is one (1) acre or greater. There are two categories of NPDES Permits, General or Individual.

NPDES **General Permit** fee \$500.00, payable to "BCCD-CWF"

An NPDES **Individual Permit** is needed if the project is located in High Quality (HQ) or Exceptional Value (EV) Watershed. Please refer to Chapter 93, Water Quality Standards, Title 25 of PA CODE. The fee for this permit is \$1500.00, payable to "BCCD-CWF".

With every NPDES Submission, please include 1 copy of plans and narratives for review. For NPDES Individual Permits, additional plan sets will be requested by the BCCD once a submission is found to be administratively complete. All submissions also require a check for \$100.00 per disturbed acre (rounded to the nearest whole acre), made payable to the "PA-CWF". DISTURBED ACRE FEES ARE COLLECTED BY THE BCCD AND DELIVERED TO THE PA DEP WEEKLY.

BCCD requires a \$250.00 re-filing fee for NPDES applications found to be incomplete on the first submission. Required information must be submitted to BCCD within 60 days of notice or the application and all associated plan sets will be considered withdrawn.

NPDES Permit **Minor Amendments** will be charged a flat fee of \$250.00.

ALL APPLICATIONS FOR NPDES PERMITS ARE PROCESSED BY BCCD OFFICE. PLEASE INCLUDE THEM WITH THE E&S SUBMISSION IN THEIR ENTIRETY.

Projects requiring NPDES Applications (NOI) will be reviewed for Administrative and Technical completeness within 15 Business days of receipt. If the NOI is considered to be Administratively and Technically Complete, the E&S review will follow within 22 Business days. Re-submittals will be processed within 17 business days of receipt.

FOR E&S FORM, NPDES FORMS, AND POLICIES PLEASE VISIT www.buckscdd.org OR www.dep.state.pa.us

1260 Almshouse Road • Doylestown, Pa 18901
Phone 215/345-3400 FAX 215/345-3886 EMAIL bcpc@buckscounty.org

This application must be completed by the applicant or his/her agent and submitted along with one copy of the plan, one digital copy of the plan, and required fee (see fee schedule on back) for subdivision and land development reviews mandated by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

MUNICIPALITY: _____ NAME OF PROPOSAL: _____ LOCATION: _____ TAX PARCEL NO.: _____ APPLICANT: _____ ADDRESS: _____ OWNER OF RECORD: _____ ADDRESS: _____ PRESENT LAND USE: _____	PLAN TYPE: <input type="checkbox"/> Land Development <input type="checkbox"/> Subdivision PLAN CLASS: <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> Municipal <input type="checkbox"/> Sketch
APPLICANT: _____ ADDRESS: _____ OWNER OF RECORD: _____ ADDRESS: _____ PRESENT LAND USE: _____	DEVELOPMENT TYPE: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Conversion <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Lot Line Change <input type="checkbox"/> Residential

PROPOSAL:

NONRESIDENTIAL: Number of Leaseholds: _____ **RESIDENTIAL:** Number of lots or units: _____
 Proposed new building area: _____
Gross square feet (floor area)

WATER SUPPLY: <input type="checkbox"/> Public <small>(Check one)</small> <input type="checkbox"/> Community On-site <input type="checkbox"/> Individual On-lot	SEWERAGE: <input type="checkbox"/> Public <small>(Check One)</small> <input type="checkbox"/> Community <input type="checkbox"/> Individual On-lot
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The following documentation is required for every plan submission, at the applicable level, in addition to a completed application form. Please check the appropriate state of plan submission:

<input type="checkbox"/> Sketch Plan <i>or</i> <input type="checkbox"/> Revised Sketch Plan <hr/> <input type="checkbox"/> Preliminary Plan <i>or</i> <input type="checkbox"/> Revised Preliminary Plan <hr/> <input type="checkbox"/> Final Plan <i>or</i> <input type="checkbox"/> Revised Final Plan	<input type="checkbox"/> One copy of plan <input type="checkbox"/> One digital file of plan <hr/> <input type="checkbox"/> One copy of preliminary plan/revised preliminary plan <input type="checkbox"/> One digital file of preliminary plan/revised preliminary plan <input type="checkbox"/> Review fee (see schedule on back) <input type="checkbox"/> Proof of variances, special exception, conditional uses, or other agreements <input type="checkbox"/> Sewage Facilities Planning Module, one copy, one digital copy <input type="checkbox"/> Transportation Impact Study, one copy, one digital copy <hr/> <input type="checkbox"/> One copy of final plan/revised final plan <input type="checkbox"/> One digital file of final plan/revised final plan <input type="checkbox"/> Review fee (see schedule on back) <input type="checkbox"/> Conditions of preliminary approval
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If proposal is made by applicant or agent directly to the Bucks County Planning Commission (BCPC), the following certification is required to assure that all plans submitted to the BCPC are also submitted to the municipal government for review.

I hereby certify that this plan has been submitted for review to the Township/Borough of _____ and that, if the plan is withdrawn from consideration by the municipality, it will also be withdrawn from the BCPC review process via written notification. Members of the BCPC and staff are authorized to enter land for site inspection if necessary.

Print Name of Applicant

Signature of Applicant

Date

BCPC USE ONLY

BCPC File No.: _____

Date Received: _____

Fee Paid: _____

BUCKS COUNTY PLANNING COMMISSION FEE SCHEDULE FOR REVIEWS

The following fees will be charged by the Bucks County Planning Commission for subdivision and land development reviews as authorized by Act 194 amending Act 247, the Pennsylvania Municipalities Planning Code. These fees are effective January 1, 2018. Plans will not be accepted for review without the appropriate fee and completed application form. If you need assistance in calculating application fee(s), please call us at 215-345-3400.

Residential subdivisions, land developments, and conversions *(Including Tentative Planned Residential Development Plans)*

			Base Fee	+			
up to	2	lots or units	=		\$160		
3	up to	10	lots or units	=	\$100	+	\$65 for each lot/unit over 2
11	up to	25	lots or units	=	\$600	+	\$45 for each lot/unit over 10
26	up to	50	lots or units	=	\$1,200	+	\$40 for each lot/unit over 25
51	up to	100	lots or units	=	\$1,800	+	\$20 for each lot/unit over 50
101	+		lots or units	=	\$2,400	+	\$15 for each lot/unit over 100
Please show your calculations:							

Nonresidential land developments

			Base Fee	+			
0	up to	5,000	square feet	=	\$300	+	\$45 for every 1,000 gross sq. ft. of floor area, or fraction thereof
5,001	+		square feet	=	(no base fee)	\$0.15	per square foot, or fraction thereof, not to exceed \$5,000
Please show your calculations:							

Nonresidential subdivisions

up to	2	lots or units	=	\$225	
3	up to	10	lots or units	=	\$125 per lot
11	+		lots or units	=	\$100 per lot
Please show your calculations:					

Curative Amendments (not municipal curative amendments) \$2,000

Private Petitions for Zoning Change (not municipal petition) \$1,500

For the purposes of this Fee Schedule the definitions in Article II of the Pennsylvania Municipalities Planning Code of subdivision and land development shall be used.

There is **no fee** for review of a sketch plan or final plan submission (unless otherwise noted below).

All fee charges are intended to cover the entire review process from preliminary to final stages **except** as follows:

- 1) **Each resubmission of a plan with minor revisions** shall be subject to an additional fee, not to exceed the required fee listed in the tables above or \$225.00, whichever is less. A subdivision which proposes no more than two lots may be resubmitted with minor revisions one time without a charge for the review.
- 2) **Each resubmission of a plan involving a major revision or change in program** from the original submission shall be required to pay an additional fee as required in the tables above. A major revision or change in program may include, but is not limited to, a change in use, dwelling type, density, lot layout, street layout, or site layout.
- 3) **Each plan submitted for review two years after the first submission** shall be subject to an additional fee, not to exceed the required fee listed in the tables above or \$160.00, whichever is less, if the plan contains only minor revisions. If there are major revisions to the plan, the submission will require a fee in accordance with the fee schedule above. Major changes are as noted in #2 above.
- 4) **Proposals submitted which contain a mix of uses** will be subject to the appropriate fee for each use.

MEETINGS WITH THE STAFF of the Bucks County Planning Commission to discuss applications either prior to or during the formal development application are encouraged and are free of charge. Appointments can be made by contacting 215-345-3400.

SIGNING OF PLANS FOR RECORDING:-The Bucks County Planning Commission now signs plans electronically. If you have municipally-signed plans with an official BCPC number you can go directly to the Bucks County Recorder of Deeds to record your plan. Please contact the Recorder of Deeds at 215-348-6209 should you have any questions about recording your plan.

REQUESTS FOR ADDITIONAL COPIES OF REVIEW: Copies of the Bucks County Planning Commission review of this proposal will be sent to the applicant, municipality, and municipal engineer. If you wish to have copies sent to other persons, please type names and addresses below:

Residential, Single Family Plot Plan Review

Date:

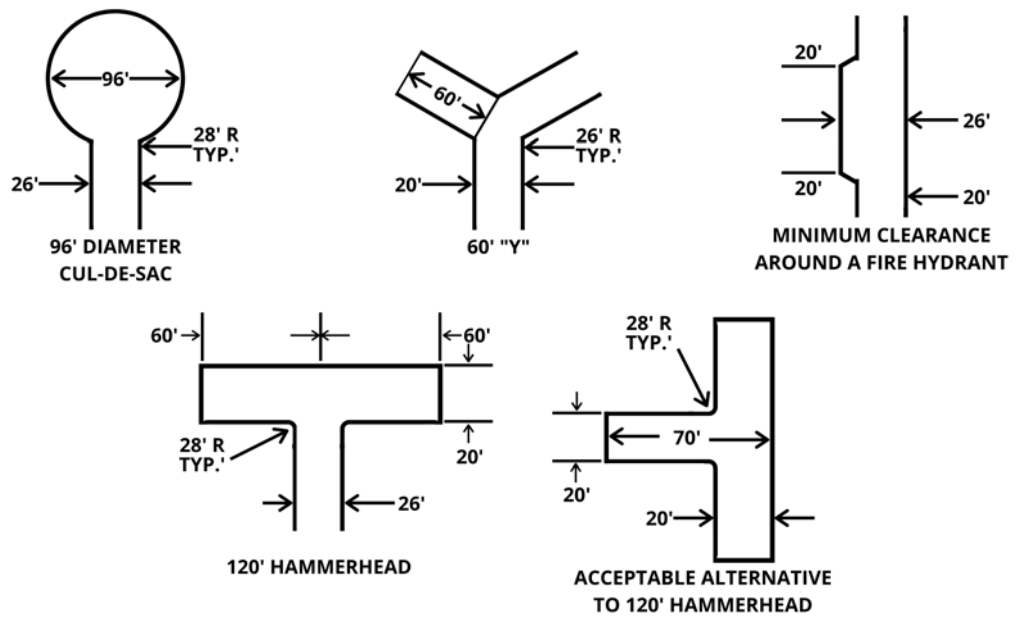
SLD Number:

Subdivision:

- CJ Residences with a square foot up to 3500 Square feet shall have a basic fire detection and warning system. A permit is required by the Fire Marshal's Office.
- Residences with a square foot of 3500 to 4999 Square feet shall have a supervised fire detection and warning system. A permit is required by the Fire Marshal's Office.
- Residences with a square foot of 5000 to 9999 Square feet shall have a Supervised, monitored fire detection and warning system. A permit is required by the Fire Marshal's Office.
- The minimum fire-flow requirements for one and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet shall be 1,000 gallons per minute.
- For Group R-3 the distance requirement shall be 600 feet.
- A 3-foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.
- Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).
- Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. See Figure D103.1.
- Fire apparatus access roads shall not exceed 10 percent in grade.
- Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.
- Cul-de-Sac must have a clear radius of 96'.
- Fire apparatus access roads shall be marked with permanent NO PARKING FIRE LANE signs complying with Figure D103.6.
- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of

this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet
- Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.
- New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Residential homes must have numbers minimum of 4 inches high. Residential apartments must have numbers minimum of 6 inches high.
- Commercial buildings must have numbers minimum of 10 inches high.
- Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.
- Fire apparatus access roads 20 to 26 feet wide shall be posted on both sides as a fire lane.
- Fire apparatus access roads more than 26 feet wide to 32 feet wide shall be posted on one side of the road as a fire lane.
- Buildings or facilities exceeding 30 feet or three stories in height shall have at least three means of fire apparatus access for each structure.
- Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.
- Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
- Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
- Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD
TURNAROUND**

Requirements for Fire Lanes

Standard.86-1

Minimum fire lane width and height

Fire Lanes are required to be a minimum of 20 feet or greater and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Fire lanes width of 26 feet or less.

Fire lanes 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane with the appropriate signage.

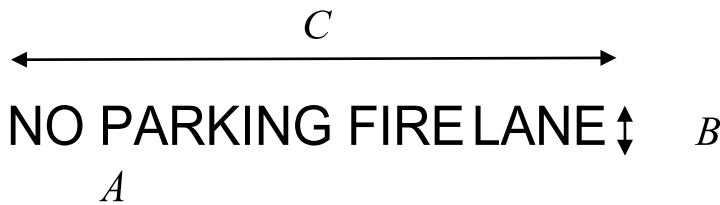
Fire lanes more than 26 feet in width.

Fire lanes more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

Paint

Color-Traffic Yellow

Type of Paint- High visibility
(con-lux or equivalent)



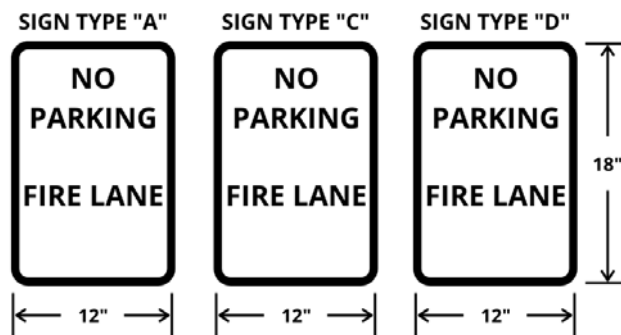
A - Minimum width of any part of a letter is four (4) inches.

B - Minimum height of letters is thirty-six (36) inches

C - Minimum length of message is fifty (50) feet

Signage for Fire Lanes

The fire lane shall be marked with permanent NO PARKING-FIRE LANE signs. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required above.



Signs are to be 50 feet apart maximum and in clear view.

Fire lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

Commercial Plot Plan Review

Date:

SLD
Number:

Subdivision:

- o Building with a square foot up to 3500 square feet shall have a basic fire detection and warning system. A permit is required by the Fire Marshal's Office.
- o Building with a square foot of 3500 to 4999 square feet shall have a supervised fire detection and warning system. A permit is required by the Fire Marshal's Office.
- o Building with a square foot of 5000 to 9999 square feet shall have a Supervised, monitored fire detection and warning system. A permit is required by the Fire Marshal's Office.
- o Building with a square foot of 10000 square feet shall have a Supervised, monitored fire sprinkler and warning system. A permit is required by the Fire Marshal's Office.
- o Fire Flow Requirements need to meet the intent of Table B105.1, as stated in the IFC 2006 Edition.
- o The minimum number of fire hydrants available to a building shall not be less than that listed in Table C105.1, as stated in the IFC 2006 Edition.
- o The number of fire hydrants available to a complex or subdivision shall not be less than that determined by spacing requirements listed in Table C105.1, as stated in the IFC 2006 Edition.
- o The average spacing between fire hydrants shall not exceed that listed in Table C105.1, as stated in the IFC 2006 Edition.
- o A 3-foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.
- o Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).
- o Due to the nature of the occupancy a fire department access road is required 360 degrees around the building.
- o Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. See Figure D103.1.

- o Fire apparatus access roads shall not exceed 10 percent in grade.
- o Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.
- o Fire apparatus access roads shall be marked with permanent NOPARKING-FIRE LANE signs complying with Figure D103.6.
- o Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all-portions-of the exterior walls of the first-story of the building as measured by an approved route around the exterior of the building or facility.
- o Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, except for approved security gates in accordance with Section 503.6
- o Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.
- o New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Residential homes must have numbers minimum of 4 inches high. Residential apartments must have numbers minimum of 6 inches high. Commercial buildings must have numbers minimum of 10 inches high.
- o Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.
- o Fire apparatus access roads 20 to 26 feet wide shall be posted on both sides as a fire lane.
- o Fire apparatus access roads more than 26 feet wide to 32 feet wide shall be posted on one side of the road as a fire lane.
- o Buildings or facilities exceeding 30 feet or three stories in height shall have at least three means of fire apparatus access for each structure.
- o Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.
- o Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
- o Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
- o Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height.

APPENDIX B

**TABLE B105.1
MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR
BUILDINGS"**

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute) ^a	FLOW DURATION (hours)
Type IA and 1Bb	Type HA and IIIAb	Type IV and V•Ab	Type IIB and 111Bb	TypeV-Bb		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,101-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,230	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	4
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
-	-	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
-	-	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
-	-	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
-	-	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
-	-	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
-	-	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
-	-	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
-	-	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot= 0.0929 m², 1 gallon per minute= 3.785 Um, 1 pound per square inch= 6.895 kPa.

a. The minimum required fire flow shall be allowed to be reduced by 25 percent for Group R.

b. Types of construction are based on the *International Building Code*.

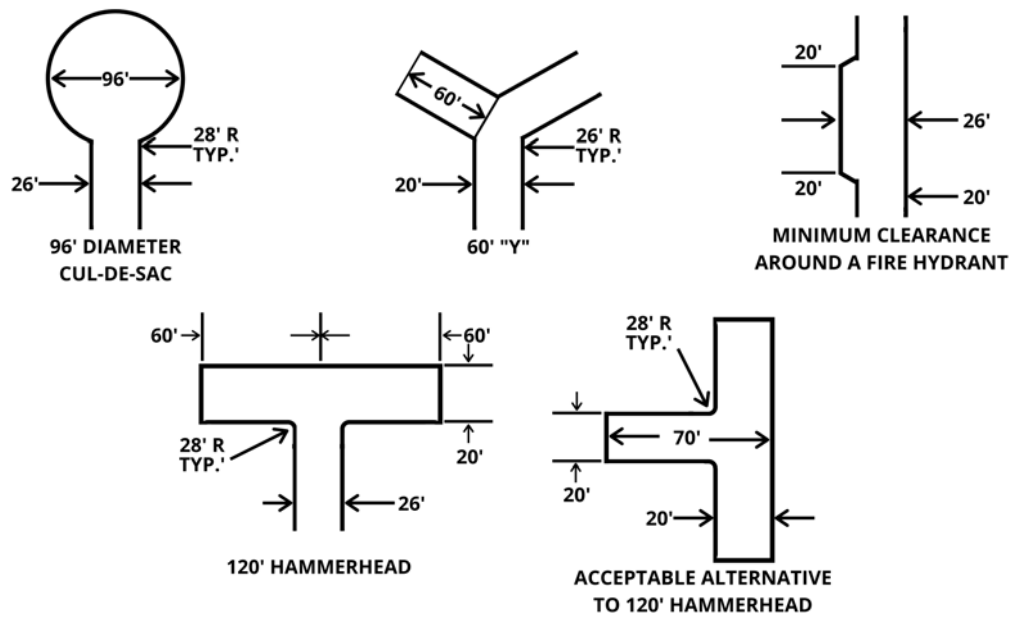
c. Measured at 20psi.

**NUMBER AND DISTRIBUTION OF FIRE
HYDRANTS**

FIRE-FLOW REQUIREMENT	MINIMUM NUMBER OF	AVERAGE SPACING BETWEEN HYDRA <small>b.0</small>	MAXIMUM DISTANCE FROM ANY PO. INTON STREET OR ROAD
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,000 - 7,000			150
7,500 or more	8 or more"	200	120

For SI: 1 foot= 304.8 mm, 1 gallon per minute= 3.785 Um.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazard.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD
TURNAROUND**

Requirements for Fire Lanes

Standard.86-1

Minimum fire lane width and height

Fire Lanes are required to be a minimum of 20 feet or greater and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Fire lanes width of 26 feet or less.

Fire lanes 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane with the appropriate signage.

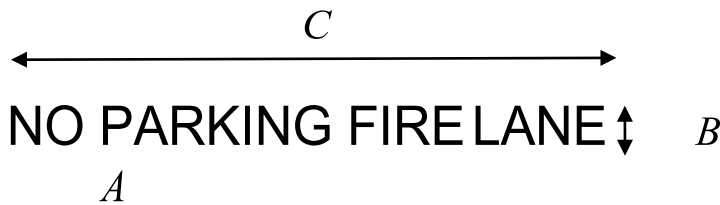
Fire lanes more than 26 feet in width.

Fire lanes more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

Paint

Color-Traffic Yellow

Type of Paint- High visibility
(con-lux or equivalent)



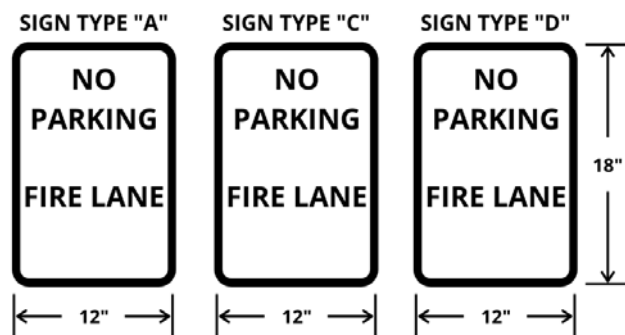
A - Minimum width of any part of a letter is four (4) inches.

B - Minimum height of letters is thirty-six (36) inches

C - Minimum length of message is fifty (50) feet

Signage for Fire Lanes

The fire lane shall be marked with permanent NO PARKING-FIRE LANE signs. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required above.



Signs are to be 50 feet apart maximum and in clear view.

Fire lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

Land Development, Subdivision, Permit Fees and Schedules

	Fee
Subdivision and Land Development Filing Fees	
Sketch Plan	\$500
Waiver of Land Development	\$1,000
Residential Subdivision and Land Development	
<i>Minor Subdivision and Lot Line Change</i>	\$500
<i>Land Development/Major Subdivision 3 or more Lots or dwelling units</i>	\$1,000
<i>Per Lot or Dwelling Unit over 2</i>	\$100 per lot or unit over 3
Non-Residential Subdivision and Land Development	
<i>Land Development, Minor/Major Subdivision and Lot Line Change</i>	\$1,000
<i>Per tenant/leaseholder or per acre of gross site area whichever results in greater fee</i>	\$150
Residential Subdivision and Land Development Escrow	
<i>2 lots or dwelling units</i>	\$8,000
<i>3 to 20 lots or dwelling units</i>	\$10,000
<i>21 to 40 lots or dwelling units</i>	\$15,000
<i>41 or more lots or dwelling units</i>	\$20,000
New Dwelling Grading	\$3,000
Standard Lot Grading	\$1,600
Non-Residential Subdivision and Land Development Escrow	
<i>0.0 to 2.0 acres</i>	\$10,000
<i>2.0 acres</i>	\$15,000
<i>2.1 acres and over</i>	\$20,000
<i>Each additional acre over 2 acres</i>	\$2,000
Zoning Hearing Board Filing Fees	

Existing Single Family Residential	
<i>Variance: Fence or Accessory Building</i>	\$150
<i>Variance: All other residential</i>	\$500
<i>Variance: Use</i>	\$500
<i>Special Exception</i>	\$500
<i>Appeal of decision of Zoning Officer</i>	\$500
Proposed New Single Family Dwelling	
<i>Variance: Any type</i>	\$500
<i>Special Exception</i>	\$500
<i>Appeal of decision of Zoning Officer</i>	\$500
Multi Family or Non-Residential	
<i>Variance</i>	\$1,000
<i>Special Exception</i>	\$1,000
<i>Appeal of decision of Zoning Officer</i>	\$1,000
Substantive Challenge to Validity of any Land Use Ordinance	\$5,000
<i>Escrow</i>	\$2,500
Procedural Challenge to Validity of a Land Use Ordinance	\$2,000
<i>Escrow</i>	\$2,000
All other appeals to the Zoning Hearing Board	\$1,000
Relief for Certificate of Nonconformance	\$225
Appeal of determination of Zoning Officer	\$2,000
Readvertisement	Actual cost incurred by Township
Board of Supervisors: Appeals & Petitions	
Conditional Use	\$1,000
<i>Escrow</i>	\$2,000
Curative Amendments to Zoning Ordinance	\$3,500
<i>Escrow</i>	\$2,500
Amendments to Land Use Ordinances	\$2,000

<i>Escrow</i>	\$2,000
Appeals from the Determination of the Zoning Officer	\$1,000
<i>Escrow</i>	\$1,000
Technical Code Review Appeals Board	
<i>Appeals</i>	\$500
<i>Escrow</i>	\$500
Petitions to Vacate Streets and Rights-Of-Way	
<i>Fee</i>	\$180
<i>Escrow</i>	\$750
Preliminary Opinions and Certifications by Zoning Officer	
<i>Fee</i>	\$75
Zoning for Building Permits	
Residential	\$75
<i>Accessory Structures less than 150 sq. ft.</i>	\$75
Non-Residential	\$75
Signs	\$75
Sign Fees	
<i>Residential</i>	\$75
<i>Residential over 2 sq ft per side</i>	\$75
<i>Signs in all other districts</i>	\$100*Plus \$5 per square foot over 40 square feet
Escrow for Sign Fees	
<i>Temporary signs advertising civil, social or political gathering and fund-raising activities</i>	\$75
<i>Portable signs in professional districts</i>	\$125
<i>Annual Sign Registration</i>	
<i>Up to 40sqft</i>	\$50
<i>41 to 100 sq ft</i>	\$60
<i>101 sq ft or more</i>	\$70
<i>Sign Contractor License Fee</i> <i>*Applies only for commercial buildings and new construction only)</i>	\$130
Building Permit Fees	

Residential Building Permits	
<i>New Construction and Additions</i>	
<i>1-2 Family Dwellings, Garages, Tool Sheds, Porches, Enclosures, Dormers, Decks, Patio Roofs, Warehousing and Shops</i>	
<i>*Minimum Fee</i>	\$80
<i>per 100sqft</i>	\$80
<i>Alterations, Repairs and Other Structures</i>	1.5% cost of the job, \$75 minimum
<i>Fences</i>	\$75
<i>Swimming Pool Above-ground</i>	\$75
<i>Swimming Pool In ground</i>	\$20 per 100 square foot, \$75 minimum
<i>In ground Pool Escrow</i>	\$250
<i>*Pools & Additions require a \$300 bond which will be refunded to the payee upon approval of final inspection</i>	
<i>Retaining Walls over 4 feet</i>	\$75
<i>Retaining Walls Escrow</i>	\$1,600
<i>Driveways</i>	\$75
<i>Demolition single-family</i>	\$30 per 100 square feet, \$75 minimum
<i>Interior demolition</i>	1.5% of cost for interior, minimum fee \$75

Non-Residential Building Permits	
<i>*Plan Review is 20% of total permit fee</i>	
Non-Residential New Construction & Additions	
<i>Theaters, restaurants, schools, hospitals, office buildings, hotels, motels, business</i>	
<i>*Minimum Fee</i>	\$250
<i>Per 100sqft</i>	\$150
<i>Alterations, tenon fit outs, repairs and other structures</i>	2% cost of the job, \$150 minimum
<i>Driveways</i>	\$75
<i>Demolition Permits</i>	\$20 per 100 square foot, \$75 minimum
<i>Interior Demolition</i>	2% of cost, min. fee \$150
Building Permit Administration Fee	
<i>Administration Fee (Resident)</i>	\$25
<i>Administration Fee (Non-Resident)</i>	\$45